



# PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

July 27, 2006

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Hart, Koch, Lawrence, Lusk, Murphy

ABSENT: Commissioners Hopkins, Wilson

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Chairman Murphy announced that the Planning Commission would be in recess during the month of August and public hearings would resume on Wednesday, September 13, 2006. He wished everyone a pleasant recess.

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Commissioner Harsel referred to a pending "feature shown" application, FSA-B01-18-1 by Nextel Communications of the Mid-Atlantic, Inc., and recommended that applicants contact the Planning Commissioner who represented the district in which the facility was located to address questions or concerns.

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Commissioner Alcorn noted that the Planning Commission's Transit-Oriented Development Committee had met earlier this evening and had received a presentation by Mariia Zimmerman, Center for Transit-Oriented Development/Reconnecting America.

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Commissioner Alcorn announced that the Transit-Oriented Development Committee would meet on the following dates to hear from citizens panels who are or would be directly affected by such development:

- Wednesday, August 2, 2006, at 7:00 p.m. in Conference Rooms 4/5 at the Fairfax County Government Center and

- Thursday, September 7, 2006, at 7:30 p.m. in the Helen Wilson Room at the Franconia Governmental Center at 6121 Franconia Road, Alexandria.

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Chairman Murphy conveyed his thanks to County staff and the Cable Channel 16 crew for their outstanding work and particularly recognized the Department of Planning and Zoning and Commission staff for their attendance at Commission and citizen meetings, production of staff reports, and coordination of all Commission activities. He said 2006 has been a very successful year thus far and commended all who had been involved in the South County Area Plans Review (APR) process.

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Commissioner Harsel expressed her appreciation for the work performed by members of the Braddock District APR Task Force, who had met for over 18 months on a regular basis, and said they had served the area well.

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON PCA 2003-SU-040, WMH, LLC, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 13, 2006.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

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APR 05-II-1F (Braddock District) (Decision Only)  
(Public Hearing held on June 22, 2006)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN FOR APR 05-II-1F:

ON NUMBER 8: "THE RIDGE MANOR SUBDIVISION, TAX MAP 68-2((1)) 12, 12A, AND 68-2((2)) LOTS 1 THROUGH 29, IS AN ESTABLISHED, STABLE, LOW DENSITY RESIDENTIAL NEIGHBORHOOD WITH ENVIRONMENTALLY-SENSITIVE FEATURES THAT INCLUDE STANDS OF MATURE TREES, FLOODPLAIN, AND PORTIONS OF TWO STREAM VALLEYS. TO RETAIN THIS AREA'S EXISTING LOW DENSITY RESIDENTIAL CHARACTER AND PRESERVE ITS ENVIRONMENTAL FEATURES, THE NEIGHBORHOOD SHOULD REMAIN PLANNED AS SHOWN ON THE COMPREHENSIVE PLAN LAND USE MAP AND SHOULD BE PROTECTED FROM CONSOLIDATION AND HIGHER DENSITY DEVELOPMENT. MOREOVER, PUBLIC, INSTITUTIONAL, OR UNIVERSITY-RELATED USES ARE INAPPROPRIATE FOR THIS AREA."

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hopkins and Wilson absent from the meeting.

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FS-Y06-27 - T-MOBILE NORTHEAST LLC, 6002 Pleasant Valley Road

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-Y06-27 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

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FS-Y06-30 - FIBERTOWER CORPORATION, 14005 Vernon Street

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-Y06-30 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

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FS-Y06-33 - FIBERTOWER CORPORATION, 7400T Ordway Road

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-Y06-33 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

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APR 05-I-1L (Mason District) (Decision Only)  
(Public Hearing held on June 28, 2006)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PLANNING COMMISSION ALTERNATIVE FOR APR 05-I-1L, AS SHOWN IN THE HANDOUT DATED JULY 27, 2006.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hopkins and Wilson absent from the meeting.

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FS-M06-29 - T-MOBILE NORTHEAST LLC, 6565 Arlington Boulevard

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND THAT FS-M06-29 IS NOT SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD NOT BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

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FS-V06-44 - FIBERTOWER CORPORATION, 9128 Belvoir Court

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-V06-44 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioners Hall and Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

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FS-M06-38 - FIBERTOWER CORPORATION, 2946 Sleepy Hollow Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-M06-38 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Lawrence not present for the vote; Commissioners Hopkins and Wilson absent from the meeting.

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FS-M06-37 - FIBERTOWER CORPORATION, 3407 Moray Lane

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-M06-37 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* 15.2-2232, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

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CSPA 83-P-107 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 83-P-107, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 27, 2006.

Commissioners Hall and Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

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PCA 2006-MV-005 - PACE-BOSWELL ASSOCIATES, LLCSE 2006-MV-001 - PACE-BOSWELL ASSOCIATES, LLCSE 2006-MV-013 - PACE-BOSWELL ASSOCIATES, LLC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2006-MV-005, SUBJECT TO THE PROFFERS DATED JULY 27, 2006.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2006-MV-001, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 26, 2006, WITH THE FOLLOWING CHANGES:

AT THE END OF DEVELOPMENT CONDITION NUMBER 8, ADD: "A SIGN TO THIS EFFECT SHALL BE POSTED PROMINENTLY IN THE VICINITY OF THE DRIVE-THROUGH WINDOW" AND

IN DEVELOPMENT CONDITION NUMBER 9, CHANGE THE TIME LIMIT FROM 15 TO 9 MONTHS AND FROM 18 TO 12 MONTHS.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2006-MV-013, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 26, 2006.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY.

Commissioner Lusk seconded the motion which carried by a vote of 8-1-1 with Commissioner Hall opposed; Commissioner Hart abstaining; Commissioners Hopkins and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE EASTERN PERIMETER OF THE C-8 PARCEL OF THE SUBJECT PROPERTY, IN FAVOR OF THE TRANSITIONAL SCREENING AND BARRIER SHOWN ON THE GDP/SE PLAT.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE OPEN SPACE REQUIREMENT FOR THE C-8 PORTION OF THE PCA SITE.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

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2232-Y06-6 - COLONIAL PIPELINE COMPANY  
SE 2006-SU-006 - COLONIAL PIPELINE COMPANY

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THAT 2232-Y06-6 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED BY SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AND IS HEREBY SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2006-SU-006, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 20, 2006, WITH SPECIFICATION ADDED TO DEVELOPMENT CONDITION NUMBER 10 THAT NATIVE SPECIES WILL BE USED IN THE PLANTINGS.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING 3 REQUIREMENT IN FAVOR OF A 25-FOOT WIDE STRIP OF VEGETATIVE SCREENING, AS SHOWN ON THE SPECIAL EXCEPTION PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

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PCA-C-696-6 - OTO DEVELOPMENT, LLC  
FDPA-C-696-3 - OTO DEVELOPMENT, LLC

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-696-6, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED JULY 19, 2006.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-C-696-3, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA-C-696-6.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM ALL PREVIOUSLY APPROVED WAIVERS AND MODIFICATIONS LISTED BELOW FOR OPTION A AND AFFIRM THE SAME WAIVERS AND MODIFICATIONS FOR OPTION B:

- MODIFICATION OF THE LOADING SPACE REQUIREMENT AS REQUIRED IN SECTION 11-200 OF THE ZONING ORDINANCE;
- MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG A PORTION OF THE SOUTHERN BOUNDARY OF THE SITE WHERE IT ABUTS THE EXISTING MULTI-FAMILY DEVELOPMENT;
- WAIVER OF THE BARRIER REQUIREMENT ALONG A PORTION OF THE SOUTHERN BOUNDARY OF THE PROPERTY WHERE IT ABUTS THE EXISTING MULTI-FAMILY DEVELOPMENT;
- WAIVER OF THE 600 FEET MAXIMUM LENGTH OF PRIVATE STREETS;
- MODIFICATION OF THE CONSTRUCTION MATERIALS FOR SIDEWALKS PER SECTION 8-0100 OF THE PUBLIC FACILITIES MANUAL (PFM); AND
- MODIFICATION OF THE CONSTRUCTION MATERIALS FOR TRAIL REQUIREMENTS PER SECTION 8-0200 OF THE PFM.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hopkins and Wilson absent from the meeting.

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The meeting was adjourned at 10:22 p.m.  
Peter F. Murphy, Jr., Chairman